041.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	885,400 / 885,400
					USE VALUE:	885,400 / 885,400
					ASSESSED:	885,400 / 885,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61	-63	PARK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARR RUTH MARIE/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	61 PARK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARR RUTH MARIE -
Owner 2:	-
Street 1:	61 PARK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2750 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5005.000	429,300		456,100	885,400
Total Card	0.115	429,300		456,100	885,400
Total Parcel	0.115	429,300		456,100	885,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.96 /Parcel: 321.96

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	27713
GIS Ref	
GIS Ref	
Insp Date	08/30/21

!3392!

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	429,300	0	5,005.	456,100	885,400		Year end	12/23/2021
2021	104	FV	448,600	0	5,005.	456,100	904,700		Year End Roll	12/10/2020
2020	104	FV	448,800	0	5,005.	456,100	904,900	904,900	Year End Roll	12/18/2019
2019	104	FV	345,600	0	5,005.	484,600	830,200	830,200	Year End Roll	1/3/2019
2018	104	FV	345,600	0	5,005.	353,500	699,100	699,100	Year End Roll	12/20/2017
2017	104	FV	324,100	0	5,005.	307,900	632,000	632,000	Year End Roll	1/3/2017
2016	104	FV	324,100	0	5,005.	262,300	586,400	586,400	Year End	1/4/2016
2015	104	FV	288,800	0	5,005.	256,600	545,400	545,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:00:54

LAST REV

Date	Time
08/30/21	09:07:00
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3392

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR RUTH MARIE	34047-520		11/14/2001	Family		No	No		
	14777-457		11/1/1982		1	No	No		A

USER DEFINED

Prior Id # 1:	27713
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2004	360	Re-Roof	6,000					
12/30/2003	1079	Porch	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2021	Measured	DGM	D Mann
11/27/2018	MEAS&NOTICE	CC	Chris C
2/24/2009	Meas/Inspect	163	PATRIOT
11/8/2000	Hearing N/C	264	PATRIOT
6/12/2000	Inspected	197	PATRIOT
3/2/2000	Measured	264	PATRIOT
8/19/1993		AB	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5005		Sq. Ft.	Site		0	80.	1.14	1									456,120						456,100	

Total AC/HA:	0.11490	Total SF/SM:	5005	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,120	Spl Credit		Total:	456,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03181815
Const Adj.:	0.97418028
Adj $ / SQ:	180.932
Other Features:	102000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	666664
Depreciation:	237332
Depreciated Total:	429332

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 6 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
1	5	2	
Totals			
2	12	6	

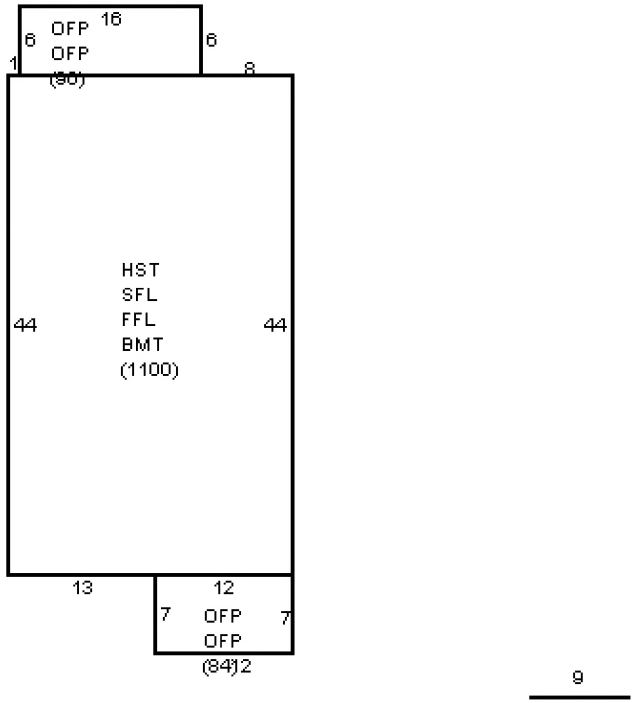
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	180.93
Special Features:	0	Val/Su Net:	101.97
Final Total:	429300	Val/Su SzAd	156.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	54.280	59,708
FFL	First Floor	1,100	180.930	199,025
SFL	Second Floor	1,100	180.930	199,025
HST	Half Story	550	180.930	99,513
OFP	Open Porch	360	20.540	7,394

Net Sketched Area: 4,210 | Total: 564,665

Size Ad 2750 | Gross Area 4760 | FinArea 2750

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2000	0.00	T	15.2	104						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

041.0-0002-0001.0

IMAGE

AssessPro Patriot Properties, Inc